

28 Myrnong Crescent, Ascot Vale Vic 3032



3 Bed 2 Bath 1 Car

Property Type: House

Land Size: 466 sqm approx

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2021: \$1,394,000

Comparable Properties



238 Ascot Vale Road, Ascot Vale 3032 (REI/VG)

3 Bed 2 Bath 2 Car

Price: \$1,418,000

Method: Private Sale

Date: 21/05/2021

Property Type: House

Land Size: 304 sqm approx

Agent Comments: Fully renovated weatherboard home, smaller land size, modern finishes. Is located on a busier road.



67 Ormond Road, Moonee Ponds 3039 (REI/VG)

4 Bed 3 Bath 2 Car

Price: \$1,407,500

Method: Private Sale

Date: 04/05/2021

Property Type: House

Land Size: 427 sqm approx

Agent Comments: Period home that has been renovated, does have a double garage at the rear. Slightly smaller land size.



148 Dean Street, Moonee Ponds 3039 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$1,330,000

Method: Auction Sale

Date: 24/04/2021

Property Type: House (Res)

Land Size: 472 sqm approx

Agent Comments: Renovated period home, only single bathroom with two toilets. Slightly larger land size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

28 Myrnong Crescent, Ascot Vale Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,394,000 House x Suburb Ascot Vale

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
238 Ascot Vale Road, ASCOT VALE 3032	\$1,418,000	21/05/2021
67 Ormond Road, MOONEE PONDS 3039	\$1,407,500	04/05/2021
148 Dean Street, MOONEE PONDS 3039	\$1,330,000	24/04/2021

This Statement of Information was prepared on:

02/08/2021 14:27